047.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	928,000	/	928,000
USE VALUE:	928,000	/	928,000
ASSESSED:	928,000	/	928,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	12 NEWTON ROAD LLC
Owner 2:	
Owner 3:	
Street 1:	C/O JEFF GRUBIS
Street 2:	PO BOX 313
Twn/City:	MASHPEE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02649 Type:

PREVIOUS OWNER

Owner 1:	GRUBIS JEFF M -
Owner 2:	-
Street 1:	PO BOX 313
Twn/City:	MASHPEE
St/Prov:	MA Cntry:
Postal:	02649

NARRATIVE DESCRIPTION

This parcel contains 5,146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2324 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5146.000	468,500		459,500	928,000
Total Card	0.118	468,500		459,500	928,000
Total Parcel	0.118	468,500		459,500	928,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.31 | /Parcel: 399.3

Legal Description

User Acct: 33635

GIS Ref

GIS Ref

Insp Date: 11/30/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0006-0010.0

!4016!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	468,600	0	5,146.	459,500	928,100	928,100	Year End Roll	12/18/2019
2019	104	FV	364,000	0	5,146.	488,200	852,200	852,200	Year End Roll	1/3/2019
2018	104	FV	364,000	0	5,146.	356,100	720,100	720,100	Year End Roll	12/20/2017
2017	104	FV	341,300	0	5,146.	310,200	651,500	651,500	Year End Roll	1/3/2017
2016	104	FV	341,300	0	5,146.	264,200	605,500	605,500	Year End	1/4/2016
2015	104	FV	304,100	0	5,146.	258,500	562,600	562,600	Year End Roll	12/11/2014
2014	104	FV	304,100	0	5,146.	212,500	516,600	516,600	Year End Roll	12/16/2013
2013	104	FV	316,400	0	5,146.	202,200	518,600	518,600		12/13/2012

PRINT

Date	Time
12/10/20	19:06:50

LAST REV

Date	Time
06/21/19	09:35:24

danam

USER DEFINED

Prior Id # 1:	33635
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4016

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUBIS JEFF M,	69512-335		6/28/2017	Convenience	10	No	No		
GRUBIS MICAH JE	42714-166		5/5/2004	Family	1	No	No		
	14463-68		11/1/1981		84,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	401	New Wind	14,600	C				
5/10/2004	343	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
8/2/2018	Mail Update	MM	Mary M
4/16/2009	Measured	163	PATRIOT
10/31/2000	Hearing N/C		
3/1/2000	Measured	270	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5146		Sq. Ft.	Site		0	80.	1.12	1									459,505						459,500	

Total AC/HA:	0.11814	Total SF/SM:	5146	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	459,505	Spl Credit		Total:	459,500

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

BATH FEATURES

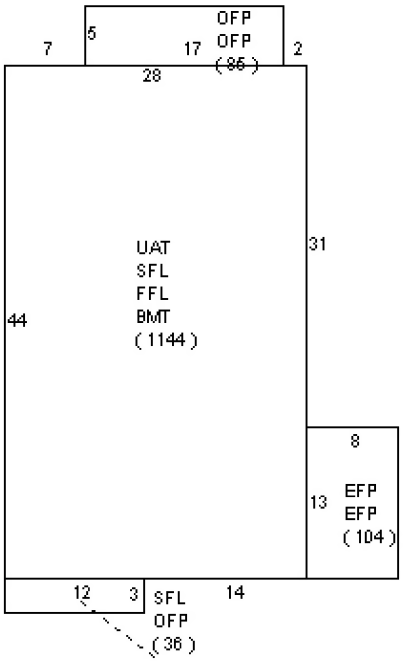
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	2	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	1	
Totals			
2	10	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10180724
Const Adj.:	0.98980200
Adj $ / SQ:	185.397
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636498
Depreciation:	168035
Depreciated Total:	468462

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.40
Special Features:	0	Val/Su Net:	112.40
Final Total:	468500	Val/Su SzAd	201.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,180	185.400	218,769
BMT	Basement	1,144	55.620	63,628
FFL	First Floor	1,144	185.400	212,094
UAT	Upper Attic	286	74.160	21,209
EFP	Enclos Porch	208	39.900	8,300
OFP	Open Porch	206	24.260	4,998

Net Sketched Area:	4,168			Total:	528,998
Size Ad	2324	Gross Are	5026	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	